

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12233, of Benedict Conn., pursuant to Sub-section 8207.11 of the Zoning Regulations, for a variance of the use provisions for storage of building materials and allied interests on the first (1st) floor and second (2nd) floor, under Section 3104.4 in the R-4 District, at rear of 2014 First Street, N.W., Lot 811, Square 3116.

HEARING DATE: November 17, 1976

DECISION DATE: November 30, 1976 (Executive Session)

FINDINGS OF FACT:

1. The property is situated off an alley lot in the R-4 District.

2. The property was built originally as a stable and has been used for storage space.

3. There are similar facilities along the alley as the subject property.

4. The premises will be used for storage of building materials and allied interests.

5. There will be loading and unloading of materials about twice per week.

CONCLUSIONS OF LAW AND OPINION:

The Board finds that Sub-section 3104.4 permits storage as a special exception on alley lots. The Board further finds that the granting of the relief sought herein will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps. Accordingly, it is ORDERED that the application is GRANTED with the condition that none of the subject property shall be used as office space.

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VOTE: 4-0 (William F. McIntosh, Leonard L. McCants, Esq.,
by proxy, William S. Harps, and Lilla Burt
Cummings, Esq, to GRANT).

ATTESTED BY: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE
DATE OF THIS ORDER.

FINAL DATE OF ORDER: 12-30-76